GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Tadepaligudem Municipality – Change of land use from Residential use to Commercial use in R.S.No.196 of Tadepallilgudem Municipality to an extent of Ac.0.37 cents – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 195 Dated: 18-11-2020

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/74/2018-RJDR, dt:11.10.2018.
2. Govt. Memo.No.MUNA0TDG/2/H2/2018, dt:11.12.2018.
3. From the DTCP, AP, Guntur, Lr.Roc.No.MAU03-19022(32)/74/2018-RJDR, dt.05.02.2020.
4. Govt. Memo No.11411/I2/2011, MA&UD(I2) Dept., dt:30.06.2012.
5. Govt. Memo No.1104132/H1/2020, MA&UD(H1) Dept., dt:18.02.2020.
6. From the DTCP, AP, Guntur, Lr.Roc.No.3875/2018/R2, dt.27.02.2020.
7. Govt. Memo No. 720569/H2/2018, dt.04.06.2020.
8. Andhra Pradesh Extraordinary Gazette No.112, dt.04.06.2020.
9. From the DTCP, AP, Guntur,Lr.Roc.No.MAU03-19022(32)/74/2018-RJDR, dt.19.10.2020.

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O R D E R:-

The Draft variation to the land envisaged in Tadepalligudem General Town Planning Scheme, issued in reference 7th read above was published in Extra-ordinary Andhra Pradesh Gazette No.112, Part-I, dated.04.06.2020. The Director of Town & Country Planning, AP, Guntur in the references 3rd and 6th read above has submitted that, the Commissioner, Tadepalligudem Municipality has informed that the applicant has paid total an amount of Rs.1,12,000/- towards development/conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 9th read above, has submitted that, the Commissioner, Tadepalligudem Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in reputed daily news papers calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the issue of the Andhra Pradesh Gazette. i.e., 19.11.2020.

(BY OFRDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Commissioner, Tadepalligudem Municipality, Tadepalligudem, W.G. District.

Copy to:
The individual through the Commissioner, Tadepalligudem Municipality, Tadepalligudem , West Godavari District .
The District Collector, West Godavari District, Eluru.
Sf/Sc (E 720569) .

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Tadepalligudem General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.495, MA., dated:14.09.1988 and proposed in

(P.T.O.)

exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.196 at Kadakatla Param Jyothi Public School Road, 31st Ward of Tadepalligudem to an extent of Ac.0.37 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Tadepalligudem sanctioned in G.O.Ms.No.495, MA., dated:14.09.1988 is now designated for Commercial use by variation of change of land use based on the Council Resolution No.05/312, dated.28.09.2018 as marked “A, B, C, D” in the revised part proposed land use map of G.T.P.No.01/2020/R, available in the Municipal office of Tadepalligudem town, subject to the following conditions that;

1. The applicant shall hand over the site affected in widening of existing 33’-0’’ wide road as 40’-0’’ on Northern side as per Master Plan and existing 20’-0’’ wide road as 30’-0’’ on western side to the local body through registered gift deed at free of cost.
2. The applicant shall obtain prior Technical Approval from the competent authority before commencing any developmental work in the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Existing 33'-0" wide road to be widened to 40'-0" as per Master Plan (Already handed over through Gift deed No.1940/2019, dt.02.03.2019)

East : Site belongs to other’s Property

South : Site belongs to other’s Property

West : Existing 20'-0" wide road to be widened to 30'-0" wide road

(widening portion already handed over through Gift deed No.1940/ 2019 dt.02.03.2019)

J. SYAMALA RAO
SECRETARY TO GOVERNMENT

SECTION OFFICER